AGENDA ITEM	
DATE	

Regular Meeting June 4, 2015

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE PLANNING AND ZONING COMMISSION HELD ON THURSDAY, JUNE 4, 2015 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

I. Call to Order/Pledge:

Chairman Henderson called the meeting to order at 6:00 p.m.

II. Roll Call:

Members Present:

Chairman Mike Henderson Vice-Chairman David Benedict Member Jeffrey Lavender Member Ruth Lynch Member Fred Tucker Member Stephen Gentzkow Member Paul Zalewski

Absent:

None

City Staff Present:

Paul Tice, Planning and Development Director Laura Blakeman, Planner Jim Gagliardi, Planner Joe Horn, Planner Linda Harris, Administrative Assistant Mark Graffius, Assistant City Attorney Duane Eitel, Traffic Engineer Barbara Rice, Fire Marshall Mark Murphy, Fire Inspector

III. Approval of Minutes:

May 12, 2015

Member Lavender moved to approve the minutes dated May 12, 2015, Member Tucker seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:

There were no changes to report

V. New Business:

- A. Request by David R. Schlagel on behalf of Joseph and Angelina M Girardi 1995 Rev, Trust, for the following land use approval for parcels located generally west of N. VIP Blvd. and south of W. Clayton Rd. (APN: 503-46-007A and 503-46-007B) (Planner Joseph Horn)
 - **1. DSA-15-00047: Zone Change** to allow a change in zoning from UR (Urban Ranch) to I-1 (Garden and Light Industrial).

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. He stated that the property owner is requesting a zone change for ten acres from UR (Urban Ranch) to I-1 (Garden and Light Industrial). The location is south of W. Clayton Rd. and west of N. VIP Blvd. Mr. Horn noted that the requested zone change is in conformance with the General Plan which does allow for I-1 zoning. The zone change is necessary and proper at this time to meet the land use needs of the residents of the city and will help increase the available industrial areas in the city. Mr. Horn stated that staff has received no inquiries or comments from the public. Staff recommends a favorable recommendation be forwarded to City Council.

Chairman Henderson questioned if there was an access road from VIP Blvd. to the property.

Mr. Horn replied that the parcel is owned by the same owner which provides access to site but it is not a developed road.

Chairman Henderson questioned if owner did not own property in the future would there be an alternate access route.

Mr. Horn replied not at this time.

Chairman Henderson asked applicant to come forward.

David Schlagel, 1111 N. Lupita Way, Casa Grande, applicant came forward to address the commission.

Chairman Henderson made a call to the public; no one came forward.

Member Tucker made a motion to forward a favorable recommendation to the City Council regarding DSA-15-00047: Zone Change to allow a change in zoning from UR (Urban Ranch) to I-1 (Garden and Light Industrial).

Motion was seconded by Member Lavender.

The following roll call vote was recorded:

Aye
Aye

The motion passed 7 - 0.

- B. Request by Andrea Pedersen and Tim Daugherty of behalf of Studio DPA on AZ Sourcing, for the following land use approvals for property located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Toltec Buttes Rd. and Phoenix Mart Loop (Planner Joseph Horn)
 - **1. DSA-15-00015:** Final Landscape Plan for Phoenix Mart Streetscape Landscaping along the following streets located within the Final Plat for Phase I: Toltec Buttes Road, Phoenix Mart Loop, Innovation Loop, Gateway Loop, and Highway 287(Florence Blvd.)

Joseph Horn, Planner, came forward and presented a brief overview of the cases as stated in the Staff Reports. The applicants are requesting approval of Final Landscape Plans for the PhoenixMart streetscape for the Phase 1- Final Plat and the PhoenixMart building located on Lot 1. Mr. Horn explained that the cases are being presented together because they have some overlapping requirements to help them meet the City's requirements and PAD requirements. The site is located north of Florence Boulevard, south of Cottonwood Lane, between Toltec Buttes Rd. and PhoenixMart Loop. Mr. Horn covered the review criteria. He stated the landscape plan is required to comply with the landscape standards set forth within the NALTEC (PhoenixMart) PAD and the zoning code. He explained two areas that currently do not comply, which is the percent of aesthetic turf that can be included within the landscape area of Phase 1 of the project and the number of trees required. The NALTEC PAD has a 15% limit on the amount of aesthetic turf that can be included within the landscape area of Phase 1 of the project. The turf area is approximately 24% and thus will need to be reduced to comply with the 15% maximum standard. One solution would be to modify some of the areas of "aesthetic turf" to qualify for classification as "recreational turf" which has no limit under the PAD. The PhoenixMart site (Lot 1) is not large enough to accommodate the amount of trees necessary to meet the city requirement of two trees per 3 parking

spaces. The applicant was previously granted a landscape variance in conjunction with the approval of the Final Development Plan for the PhoenixMart building allowing the streetscape area to be more heavily planted as a means to meet the tree requirement. Mr. Horn explained that the Landscape Plans for the streetscape need to have 66 additional trees in order to fulfill the requirements of the landscape variance. Currently staff is working with the applicants to figure out whether to add trees to the area or ask for a variance.

Mr. Horn noted that staff has not received any inquiries regarding this request. Staff recommends approval of DSA-15-00015: PhoenixMart streetscape and DSA-15-00036: PhoenixMart with the technical changes stated in the staff reports. Mr. Horn stated that the actual turf is combined as both sites which bring it to the 24% requirements.

Member Lynch questioned if Lot 1, as stated in item 2 of the technical changes in the staff report, is the same as Phase 1.

Director Tice explained that there is a Final Plat for Phase 1 which includes three lots inside of Phase 1, one of which is Lot 1. Lot 1 is the area within the Loop Road where the PhoenixMart building will be.

Member Lynch noted that the trees in the streetscape between the PhoenixMart and Florence Blvd. would not be part of Lot 1.

Director Tice explained that when the commission considered the Final Development Plan for the Phoenix Mart site itself, the preliminary landscape plan indicated they were short 66 trees. He further explained that the commission previously approved a variance in conjunction with the Final Development Plan that allowed them to transfer the 66 trees from the parking lot to the streetscape within the plat to make up the 66 trees that were deficient from inside the Loop Road.

Member Lavender asked Mr. Horn if the map represents the 12 acres total for the 24%.

Mr. Horn replied that the 24% would be represented.

Member Lavender mentioned that on the map in the staff report it does not look like any of the area is recreational. Mr. Horn stated that there will be some recreational turf in those areas. He noted staff is currently working with the applicant to designate those areas as recreational turf and to identify how they propose to make recreational turf.

Chairman Henderson questioned if this will be maintained as a condition of approval.

Mr. Horn responded that this is included in the PAD.

Chairman Henderson asked the applicants to come forward.

Robert Kobierowski, Vice President Land Development for AZ Sourcing, 7047 E

Greenway Parkway Scottsdale and Andrea Pederson Studio DPA addressed the commission.

Chairman Henderson asked the applicants if the technical changes stated in the staff report are acceptable to them.

Mr. Kobierowski responded that they have reviewed the changes and accept them.

Chairman Henderson made a call to the public; no one came forward

Member Lynch made a motion to approve DSA-15-00015: Final Landscape Plan for PhoenixMart Streetscape Phase 1: Toltec Buttes Road, Phoenix Mart Loop, Innovation Loop, Gateway Loop, and Highway 287 (Florence Blvd.) with the following technical changes:

- 1. Clarify ownership and maintenance responsibility by adding notes:
 - a. "Landscaping within the right of way shall be maintained by the property owners association, in accordance with the covenants, conditions, and restrictions (CC&R's)"
 - b. "Public sidewalks within landscape tracts shall be owned and maintained by the City"
- 2. Add 66 required trees to meet the requirements of the landscape variance granted in conjunction with approval of the Final Development Plan for the Phoenix Mart site (Lot 1).
- 3. Reduce aesthetic turf amount to meet 15% maximum allowed. Show Aesthetic and Recreational turf as two distinct areas.

Member Zalewski seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

2. DSA-15-00036: Final Landscape Plan for Phoenix Mart located on Lot 1 of the Final Plat for Phase 1.

Member Lynch made a motion to approve DSA-15-00036: Final Landscape Plan for PhoenixMart located on Lot 1 of the Final Plat for Phase 1 with the following technical changes:

1. Reduce aesthetic turf amount to meet 15% maximum allowed. Show Aesthetic and Recreational turf as two distinct areas.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Zalewski		Aye
Member Gentzkow		Aye
Member Tucker	,	Aye
Member Lynch		Aye
Member Lavender		Aye
Vice-Chairman Benedict		Aye
Chairman Henderson		Aye

The motion passed 7 - 0.

- C. Request by Chuck Wright, Pinal Design Group, LLC, for the following land use approvals on a 5.14 acre site located at 1411 N. Grant Ave: (Planner Laura Blakeman)
 - **1. DSA-15-00010:** Conditional Use Permit for a proposed auto salvage yard and a plastic shredding processing facility.

Laura Blakeman. Planner came forward and presented a brief overview of the case as stated in the Staff Report. The site is located just south of Main Avenue, west of Grant Avenue and east of VIP Blvd. The site address is 1411 N. Grant Avenue. There are two Conditional Use Permits associated with this request. The first one is for a proposed auto salvage vard on the north side of the site, which is 2.47 acres. The auto salvage yard will employ two full time employees and the operating hours will be 8:00 a.m. to 5:30 p.m. Monday through Friday. The second Conditional Use Permit is for a plastic shredding facility, which will be on the south side of the site. This site is also on 2.47 acres and will employ two full time employees. The hours of operation will be 7:00 a.m. to 4:00 p.m. Monday thru Friday. The existing site has a chain link fence that separates the two industrial uses. There is an existing cell tower on the southwest corner of the site and will remain on site. The site also has a proposed parking area to the east of the site located at the entrance off of Grant Ave. Mrs. Blakeman overviewed the review criteria for a Major Site Plan. She noted that the applicant is requesting a landscape variance. The existing site has 10'9" of depth from the property line to the existing fence. Based on the existing depth (width) it is not possible to meet the 15 foot setback requirement or planting an additional 4'3" landscape strip on the property side of the wall which would not be visible from the street. Mrs. Blakeman stated that the

site has existing overhead power lines that encumber the property. Arizona Public Service recommends that certain species of trees be planted near power lines. Staff is requiring as a condition of approval that the trees indicated on the landscape plan are replaced with ones that are recommended by Arizona Public Service. Mrs. Blakeman explained that there is an existing 6 foot high block fence along Grant Avenue. The existing fence will be modified to add a 2 foot sheet metal extension to achieve an overall height of 8 feet. The driveway entrance will have an 8 foot high metal rolling gate with metal siding that will screen the view of the proposed equipment along Grant Avenue. The existing fence along the north and west sides of the property will receive opaque slats. A new 8 foot high solid surface metal fence will be installed along the Mrs. Blakeman noted that staff has not received any public south side of the property. Staff recommends the commission approve DSA-15-00010: Conditional Use Permit for a proposed auto salvage yard and a plastic shredding processing facility and DSA-15-0009: Major Site Plan/Final Development Plan subject to the conditions as stated in the staff report and DSA-15-00013 Final Landscape Plan with the conditions as stated in the staff report.

Member Benedict questioned if the Cascalote and Texas Mountain Laurel trees are the recommended trees by Arizona Public Service.

Mrs. Blakeman responded "Yes"

Member Lynch questioned if the owner also owns the tower and if not, how they have access to the tower.

Mrs. Blakeman replied that there is an existing lease agreement and this question can be directed to the applicant.

Member Lynch noted that the narrative states that no building will be on the property. She questioned what the employees will do for drinking water and facilities. Mrs. Blakeman stated that because there will not be a building, they will have Porta Johns on site for the employees. She noted that the question on drinking water can be directed to the applicant.

Member Lynch questioned if the Porta John can be a permanent solution.

Mrs. Blakeman replied that they will be allowed to have Porta Johns until such time as a building is constructed.

Member Gentzkow questioned if a piece of equipment is 8 foot or taller, will the applicant have to block it from view. Mrs. Blakeman responded "yes".

Member Tucker questioned what will be done to alleviate the dust that will be generated from the traffic entering and leaving the site.

Mrs. Blakeman replied the civil plans show that they have provided sufficient ABC compacting for the drive aisle circulation and this should suffice for amount of traffic generated. This will have to be addressed again if it becomes a problem in the future.

Member Tucker questioned how permanent the shredding facility will be. Mrs. Blakeman said that this can be addressed by the applicant.

Director Tice explained that the parking lot will be paved. The internal circle drives will be required to be surfaced with a dust free gravel rock.

Member Zalewski questioned if there will be shredding being done on the site or if it is just a storage area. Mrs. Blakeman replied that there will be a shredding machine on site that will shred the pipe into small chips. The shredded material will be loaded onto a truck which will transport the product to another location.

Director Tice noted that there is a condition on the resolution that limits the shredding to plastic material only.

Member Lynch stated that she was not comfortable with the landscape variance. The remaining properties along the street are conforming to the 15 ft. landscaping requirement and she is concerned with the appearance of the industrial park.

Mrs. Blakeman stated that she was not able to find any history on the wall and the fence would need to be relocated in order to meet the 15 ft. width requirement

Member Gentzkow questioned if, at the time the fence was installed was it within the City Code.

Mrs. Blakeman responded that the current zoning code has been in effect since 1987 which would have required 15 ft. landscape buffer.

Member Benedict questioned if the landscape that is proposed will be to code. Mrs. Blakeman responded that the variance is for the landscape width only.

Member Lynch noted that the resolution does not state that it is restricted to plastic.

Director Tice replied that this is an oversight and if motion is made to approve the request, this can be requested to add as a condition of approval.

Chairman Henderson asked the applicants to come forward.

Chuck Wright, Pinal Design Group, 711 N Walnut, Casa Grande addressed the commission. He introduced the property owner Suzie Medley, and Butch Gabriel who is going to be operating the auto salvage yard.

Suzanne Medley, 8630 S. Dorcey Lane, Tempe owner of the property and Butch Gabriel 717 W. 1st St, Casa Grande for the auto salvage yard addressed the commission.

Member Gentzkow questioned if all of the equipment will be less than 8 foot in height.

Mr. Gabriel replied that all of their equipment would be in compliance.

Ms. Medley responded that the shredding facility will also be in conformance with the height requirement.

Member Zalewski asked how many vehicles per week they expect to receive.

Mr. Gabriel responded that facility will be mostly a storage facility but they will have approximately 4 to 6 vehicles per week.

Member Zalewski questioned if the oils and gasoline will be removed from the vehicle before they are received at the facility.

Mr. Gabriel replied "Yes".

Chairman Henderson questioned the noise level and the air quality of the plastic shredding facility. Mr. Wright explained that a cut sheet of the shredder was submitted to Staff. He further explained that the shredder is not very large in size and meets the regulation for noise.

Member Lynch asked for any history on when the block wall along the Grant Street frontage was built and why it was built where it was and reason for needing variance. Mr. Wright stated that, as far as he knows, the wall in that location has existed on the property since at least the mid 2005. He has no information on when the wall was built.

Member Benedict asked for information on the shredder. Mr. Wright stated the size of the machine is 140 inches long, 106 inches wide and 106 inches tall. The shredder will be located in the middle of the property and will not be visible from the street side.

Member Zalewski questioned if the inside road for both of the requests will be sufficient for the weight of a fire truck.

Mr. Wright replied that it would be.

Member Henderson made a call to the public; no one came forward

Member Benedict made a motion to approve DSA-15-00010 Conditional Use Permit for a proposed auto salvage yard subject to the following conditions:

1. All material piles shall be limited to the height of the screen walls

surrounding the property.

The subject property shall only be used for the collection and storage of recyclable materials. No shredding, compacting, or melting of recyclable materials shall be allowed on the property.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

Member Lynch moved to approve DSA-15-00010: Conditional Use Permit for the proposed plastic shredding processing facility with the following conditions:

- 1. All material piles shall be limited to the height of the screen walls surrounding the property.
- The subject property shall only be used for the collection and storage of recyclable materials. No shredding, compacting, or melting of recyclable materials shall be allowed on the property other than the shredding of plastic pipe materials.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

2. DSA-15-00009: Major Site Plan/Final Development Plan for the Grant Avenue Renewal project consisting of auto salvage yard and a plastic shredding processing.

Member Lavender made a motion to approve DSA-15-0009: Major Site Plan/Final Development Plan for the Grant Avenue Renewal project subject to the following conditions:

- 1. Any changes to the site plan will void the previously approved drainage report.
- 2. Final drainage report to include hydrological calculations of peak flows (from drainage sub-basins) and hydraulic calculations for the infrastructure used to collect (e.g. catch basins, curb openings, scuppers etc.), convey (gutter, swales, sheet etc.) and bleed off (by surface percolation or drywells).
- 3. Calculate flow depths; provide hydraulic capacity calculations for 4" opening. Provide appropriate scour protections.

The site plan and landscape plan shall be revised with the following verbiage:

- 1. Sheet AS1.1/G1.3 -Correct "Jeffereson" to "Jefferson" on vicinity map
- 2. Sheet AS1.1/G1.3 Correct "PVD" to "PVC" under Project Information
- 3. Sheet AS1.1 Under Site Plan Notes number 4, change "See Detail A1/C2.1" to "See Detail A1.2/SheetAS1.2"
- 4. Sheet AS1.1 Under Site Plan Notes number 12, change "equipemtn" to Equipment"

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

3. DSA-15-00013: Final Landscape Plan

Member Benedict made a motion to approve DSA-15-15-00013: Final Landscape Plan with the following conditions:

1. The Final Landscape Plan shall be revised to replace the Desert Museum Palo Verde and the Thornless Mesquite trees with Cascalote and Texas Mountain

Laurel Trees.

Member Zalewski seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

- **D. Request by Bill Bunker, C-A-L Ranch Stores,** for the following land use approvals on a 5.48 acre site located at 116 E. Florence Blvd.: (Planner Laura Blakeman)
 - 1. DSA-15-00057: Conditional Use Permit for off-site parking.
 - 2. DSA-15-00058: Minor Amendment to a Major Site Plan to relocate an outdoor storage area and revise the parking area.

Laura Blakeman, Planner came forward and presented a brief overview of the case as stated in the Staff Report. She noted that the incorrect address was shown on the staff report and agenda. The correct address is 1116 E. Florence Blvd. The site is located north of Florence Blvd., and east of Trekell Road on the C-A-L Ranch site Mrs. Blakeman overviewed the proposed changes. She stated the outdoor storage area that was originally approved on the west side of the building is being relocated to the east side. The pad site is just east of the proposed outdoor storage area, which will remain unchanged at this time. The off- site parking lease area will have striped parking spaces, which will count towards the parking requirements. . Mrs. Blakeman covered the review criteria for the Conditional Use Permit. She stated that there are 181 parking spaces required for the store site and the outdoor sales area requires 12 which total 193 parking spaces. The on-site parking spaces currently available within the C-A-L Ranch site are 148 The off-site parking spaces required would be 45 total. There are 79 offsite parking spaces available so they have extra parking spaces. Mrs. Blakeman stated that staff has added a condition of approval regarding the lease agreement. She noted that staff received the lease agreement but it did not contain the correct verbiage. A revised lease agreement was received but staff was not able to review it before this meeting. The condition of approval will remain until correct verbiage is received. Basically as long as C-A-L Ranch requires the extra parking, the lease agreement will need to remain in effect. Mrs. Blakeman explained that per code requirements, there is an extra screening requirement. Staff has added a condition of approval that the fencing materials that surround and screen the outdoor storage match the screening

used at the existing Home Depot and Lowes sites. Staff wanted to make this site consistent with what we have existing in the area. Mrs. Blakeman noted that the applicant was not aware of this condition prior to the meeting so he will be able to address this when he comes forward to address the commission. Mrs. Blakeman stated that no comments were received from the public. Staff recommends the commission approve DSA-15- 00057: Conditional Use Permit for off-site parking and the associated resolution subject to the conditions stated in staff report, with one additional condition that applicant provide screening and fencing similar to the Home Depot and Lowes sites. Staff also recommends the commission approve DSA-15-00058: Minor Amendment to a Major Site Plan

Chairman Henderson questioned if the conditions of approval relate to the Conditional Use Permit only.

Mrs. Blakeman replied that they apply to both the Conditional Use Permit and the Minor Site Plan and condition regarding the exterior screening.

Member Lavender questioned if when the outdoor storage area was approved on the west side of the building was it approved as it is now.

Mrs. Blakeman replied that it has not been completely built according to what was previously approved.

Member Lavender asked if staff is now requiring more than what was previously required.

Mrs. Blakeman replied that the applicants were originally informed of our requirement for screening on the west side which would be comparable to the Home Depot or Lowes site.

Director Tice commented that the west side screening currently approved was equivalent to what we are recommending today or greater.

Chairman Henderson asked the applicant to come forward.

Bill Bunker, C-A-L Ranch Stores, 2297 W. 11625 S. Riverton, Utah addressed the commission. He stated that he understands the changes being requested and will comply.

Member Benedict questioned the term of the lease agreement.

Mr. Bunker responded the lease to the building is good for 25 years. The lease to the parking area is also 25 years.

Director Tice stated that the lease agreement need to state that it would stay in effect as long as they need the off-site parking spaces to meet the parking code requirements.

Member Henderson made a call to the public; no one came f

Member Lynch made a motion to approve DSA-15-00057 Conditional Use Permit for off-site parking with the associated resolution with the following conditions:

1. All of the off-site parking spaces must be maintained in accordance with the requirements and standards contained in the Casa Grande City Code.

The lease agreement shall be revised with verbiage to comply with the following:

2. The lease agreement shall remain in full force and effect as long as C-A-L Ranch and the outdoor sales area needs said off-site parking spaces to meet City Code parking requirements.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

Motion was made by Member Zalewski to approve DSA-15-00058: Minor Amendment to a Major Site Plan with the following condition:

 The outdoor sales area shall be screened similar to the Home Depot and Lowes' outdoor storages/sales area

Member Benedict seconded the motion

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

- E. Request by Arnita Stout, on behalf of the Casa Grande Valley Elks Lodge for the following land use approval located at 909 E. Florence Boulevard (APN's 507-03-009 and 507-03-010): (Planner Laura Blakeman)
 - **1. DSA-15-00055: Zone Change** request from R-1 (Single Family Residential) to B-2 (General Business).

Laura Blakeman, Planner came forward and presented a brief overview of the case as stated in the Staff Report. The site is located south of Florence Blvd., west of Coolidge Ave. and east of Roosevelt Ave. The site area is the southern portion of the Elks Lodge property. The property has a couple of existing storage units, several horseshoe pits, a picnic pavilion and RV parking. The Zone Change request was initiated as a result of the Elks Lodge requesting an 8 foot by 40 foot storage unit to be located north of the existing storage units. Mrs. Blakeman noted that Staff has not received any public comments. Staff recommends the commission forward a favorable recommendation to the City Council for DSA-15-00055, Zone Change, from R-1 (Single Family Residential) to B-2 (General Business).

Member Lavender questioned if in the B-2 zone would overnight stays have been allowed.

Mrs. Blakeman replied that most likely there would have to be some type of separate approval process. Mrs. Blakeman deferred to the applicant if overnight stays were happening on the Elks Lodge site.

Director Tice further explained that in the current R-1 zone RV storage, overnight parking or camping use would not have been permitted.

Chairman Henderson asked the applicant to come forward.

Arnita Stout, 839 W. Crooked Stick Dr. addressed the commission. She explained that the lodge does not have the facilities for long term RV parking. A traveling Elk member might occasionally stop and park their RV on the property and have something to eat and drink and then sleep in their RV and leave the next morning.

Director Tice commented that the code does not address this issue. It is comparable to overnight parking in the Walmart parking lot.

Chairman Henderson made a call to the public; no one came forward

Member Tucker made a motion to recommend approval of DSA-15-00055: Zone Change request from R-1 (Single Family Residential) to B-2 (General Business) to City Council.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member ZalewskiAyeMember GentzkowAyeMember TuckerAyeMember LynchAyeMember LavenderAyeVice-Chairman BenedictAyeChairman HendersonAye

The motion passed 7 - 0.

- **F. Request by Dana Petty of Meritage Homes**, for the following land use approval within the active adult neighborhood of the Mission Royal PAD, generally located south of Florence Blvd, west of Hacienda Rd (Planned Area Development) (Planner James Gagliardi):
 - **1. DSA-15-00051: Housing Product** adding 11 new floor-plans for single-story, single-family homes that can be constructed upon vacant lots within the Active Adult area of Mission Royale. These new floor-plans include four elevations and twelve color schemes per plan.

Jim Gagliardi, Planner came forward and presented a brief overview of the case as stated in the Staff Report. He explained that the request is for the Active Adult community portion of Mission Royale. Currently there are 280 empty lots owned by Meritage Homes. The proposal is for 11 new floor plans all single level; each plan has twelve color schemes and four elevations and range in size from 2174 square ft. to 3407 sq ft. Of the eleven floor plans, six plans consist of 40 ft. wide homes designed to be accommodated by lots that are 55 ft. wide and five plans consist of 50 ft wide homes to be accommodated by 65 ft. wide lots. Mr. Gagliardi covered the review criteria. Mr. Gagliardi noted that no public comments were received. Staff is recommending the commission approve DSA-15-00051: Housing Product with the condition as stated in the staff report

Chairman Henderson asked the applicant to come forward.

Jeff Grobstein, 3508 E. Secret Canyon Place Tucson, and Dana Petty, 8199 N. Plantation Place, Tucson, addressed the commission. Mr. Grobstein stated that the reason for new housing product is to continually improve the community as they get closer towards a sell out.

Chairman Henderson questioned if the architects take into consideration the pigeon problem when designing new homes. Mr. Grobstein explained that they have an ongoing contract with a pigeon company and there are some elements that the architects

look at when designing the homes.

Chairman Henderson made a call to the public; no one came forward

Member Lavender made a motion to approve DSA-15-00051: Housing Product with the following condition.

1. The product summary sheet shall be revised to show models 140.1820, 140.1860, 140.1930, and 140.2160 as part of the "50 series" with their lot coverages updated to reflect the size of the home on the larger-sized lot.

Member Zalewski seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 - 0.

- **G. Request by Design Results, LLC on behalf of Piyush Patel**, for the following land use approval on 1.8 acres of land otherwise known as 804 N Cacheris Court (APN: 505-23-001U) within the Casa Grande Corporate Center Planned Area Development (PAD) (Planner James Gagliardi):
 - **1. DSA-15-00021: Major Site Plan/Final Development Plan** for development of an 11,370 sq. ft. Boston's Restaurant and Sports Bar.

Jim Gagliardi, Planner came forward and presented a brief overview of the case as stated in the Staff Report. The proposed location is 804 N. Cacheris Court. The applicant is requesting approval for the construction of 9800 square foot building which will include restaurant, sports bar and video arcade with a 1000 square foot enclosed patio. The proposed restaurant will be 32 feet in height and the combined patio and building will be approximately 11,000 square feet. The site acreage is approximately 76768 square feet of which 20.4% will be landscaping and 108 parking spaces are proposed. Mr. Gagliardi covered the review criteria. He noted that the site is within the Casa Grande Corporate Center PAD which allows for a restaurant, bar, with an accessory arcade. The proposed height of the building is 32 ft which meets the maximum allowed height of 35 ft. Mr. Gagliardi stated that the proposed light pole shows 35 ft. tall poles. As a condition of approval, the applicant will need to revise the height of the poles to meet the required height of 25 ft. Mr. Gagliardi stated that 98

parking spaces would be required and they are proposing 108 spaces.

Mr. Gagliardi explained that currently a Map of Dedication is under review which will dedicate the western part of the property for right of way to Cacheris Court. As part of the site development there will be some public improvements to include completion of the half street improvement adjacent to the restaurant. This will also entail some additional asphalt and sidewalks. There is a sidewalk on the west side of Cacheris Court which runs from the north side of Holiday Inn Express to Florence Blvd. A sidewalk will be installed adjacent to the Boston Pizza site.

Mr. Gagliardi stated that the Traffic Impact Analysis review indicated that traffic travelling south on Cacheris Court would disrupt the level of service at Florence Blvd. In order to correct this, the applicant will be required to install traffic control curbing at Cacheris Court and Florence Blvd. which would prevent vehicles from making a left turn onto Florence Blvd. when travelling on south Cacheris Court. Mr. Gagliardi noted that the applicant is aware of this and has reflected the proposed right-in, right-out traffic curbing on the site plan. There are some remaining site grading, drainage and utility comments that the applicant is working with the City's engineering department to iron out. Mr. Gagliardi stated that as a condition of approval that those comments are required to be addressed prior to final approval.

Mr. Gagliardi noted that no public comments were received.

Director Tice asked Mr. Gagliardi to address the pedestrian safety issues.

Mr. Gagliardi stated that Duane Eitel, City Traffic Engineer was in attendance and will be addressing the issue.

Duane Eitel, City Traffic Engineer explained that there has been some issues with pedestrians crossing Florence Blvd. to the east of Cacheris Court. He noted that there is presently not enough pedestrian activity to warrant the installation of a traffic signal at Cacheris Court. Mr. Eitel noted that Casa Grande has received a grant to do a scoping study on the pedestrian crossing issue in this area. The City plans to use federal funds to build a pedestrian beacon across Florence Blvd. between Cacheris Court and Camino Mercado. The crosswalk would be similar to the one located on Pinal Avenue. Funds would not likely become available for two to three years.

Mr. Gagliardi stated that staff is recommending approval of DSA-15-00021 Major Site Plan/Final Development Plan with conditions as noted in staff report.

Member Benedict questioned the approximate number of rooms in the hotels on the south side of Florence Blvd.

Mr. Gagliardi replied that he does not have an exact count.

Member Gentzkow questioned where the pedestrian crossing would be installed.

Mr. Eitel replied that they were originally looking at halfway between Camino Mercado and Cacheris Court.

Member Tucker questioned what the time frame or requirements would be for a traffic signal to be installed at Cacheris Court?

Mr. Eitel stated that currently there is not enough traffic projected there to warrant a signal at this time. He noted that they have been doing pedestrian counts according to their counts it appears that the highest amount of pedestrians crossing Florence Blvd. is around 11:00 p.m.

Chairman Henderson questioned how many fatal accidents have there been in the last five years.

Mr. Eitel replied that there have been three pedestrian fatalities reported east of the Cacheris intersection in the last five years.

Chairman Henderson stated that we have a series of hotels on the south side and amenities on the north side and no way for a pedestrian to safely cross the road.

Member Lavender questioned if there is future plans to extend Cacheris Court to Cottonwood Lane.

Director Tice explained that the plan is to extend Cacheris Court to Cottonwood Lane and require an east/west street between Cacheris Court and Camino Mercado. This would open the area up for future development.

Member Lynch commented that she hears the concerns but people need to take responsibility for their own safety.

Chairman Henderson asked the applicant to come forward

Don Waid, Design Results 4041 W 24th Drive and Benjamin Vogel 5475 N. Hacienda del Sol , Tucson addressed the commission.

Chairman Henderson expressed his concerns with other future businesses wanting to build. He stated that this has to do more with larger planning issues regarding pedestrians trying to cross Florence Blvd. He stated that it is dangerous and feels that the commission needs to be talking about what can be done for the future.

Member Benedict questioned if there is something similar to the vehicular traffic impact study that would show the impact on pedestrian traffic when a new business is being planned. There should be a process similar to auto traffic.

Chairman Henderson questioned the cost to put in a pedestrian beacon.

Mr. Eitel replied that it would be approximately \$600.000

Chairman Henderson commented that there are a number of restaurants and other places on Florence Blvd. that were there before the city acquired access control from ADOT where they do not have decel lanes. He feels that if we put a traffic signal on Florence Blvd., it will provide an opportunity for a citizen to find a break in the traffic to safely exit on to Florence Blvd.

Director Tice reminded the commission that the City is in the process of designing a traffic signal for Camino Mercado and Florence Blvd., which is ¼ mile from Cacheris Court. This signal is expected to be installed this fall which will slow and create breaks in the traffic flow and provide a safe crosswalk for pedestrians willing to walk to that point to cross Florence Blvd.

Member Lavender commented that Legacy Suites should have kitchens in the rooms since they are long term stays.

Member Zalewski questioned where the applicant will be bringing water from to the site.

Mr. Waid replied that there is a 12-inch main on Cacheris Court.

Member Gentzkow questioned if the building will be like the one on Cortero Road in Tucson.

Mr. Waid replied that it will be the same company but architectural style will be different. It will have the same menu.

Chairman Henderson made a call to the public.

John McGuire, 941 E. Penny Lane Casa Grande, came forward. He stated that he urges the commission to approve the request for Boston Pizza. He noted that there are not enough upscale, sit-down type restaurants and feels it would be unfair to not put this entire pedestrian crossing issue on them. He feels that the Boston Pizza Restaurant will have minimal impact on this issue.

Member Gentzkow stated that he agrees with the comments that were made by Mr. McGuire.

Motion was made by Member Lavender to approve **DSA-15-00021: Major Site Plan/Final Development Plan** for development of an 11,370 sq. ft. Boston's Restaurant and Sports Bar with the following conditions:

- 1. Map of Dedication must be approved by City Council and recorded prior to issuance of a building permit.
- 2. Modify the light standard detail on the photometric plan to reduce the height from

35 ft. to 25 ft.

- 3. Revise Drainage Report and Plan where applicable to show the following:
 - The basis of Runoff Coefficient C for Pervious area is 0.7 (Desert lawn or rock lawn) per City Code 15.40.1290. Please Revise. A weighted runoff coefficient for a substantially paved site like this is needed for final drainage analysis.
 - o Rainfall intensity is related to time of concentration. Refer to Rational Method methodology provided in Pinal County Drainage Manual or Maricopa County Drainage Design Manual (Hydrology) for peak flow calculations and revise the drainage design (hydrologic and hydraulic) accordingly.
 - Provide storm drain profiles of CMP drain pipe proposed (see note 5 on sheet C 2.0) indicating how the onsite flows are captured and conveyed to the proposed retention basins.
 - Additional flow appears to come from the proposed driveway at SW of site from adjacent property. Need clarification. All water which falls within the respective one-half of all abutting streets to the development from 100-year storm of a 1-hour duration must be retained within the boundaries of the development (15.40.1240A, 15.40.1250A, 702.1).
 - Need drywell/s to drain the underground storage tank/s as pipe perforations and bedding media may get clogged over time.
 - The redlines previously provided on Sheet 2.0 Grading Plan and Details have not been fully addressed. Please refer to redlines previously provided and revise.
- 4. Revise the Water Design Report to show the following:
 - Design demand flows based on square footage likely is not adequate for basis of design; provide realistic demand values based upon equipment, fixtures, etc.
 - Fireflow requirements must be approved by the City of Casa Grande Fire Marshall, including any reduction allowed for implementation of firesuppression system. Report needs to clearly demonstrate that required fireflow will be available at the site.
 - Fire hydrant data sheet provided indicates test is not recent (May 2011) and was performed on a hydrant which is not connected to the line which this project intends to connect to.

Design must clearly demonstrate that adequate supply is available to supply domestic and fire demands

Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	No

The motion passed 6 - 1.

VI. Call to the Public:

None

VII. Report by Planning Director:

- A. Administrative Approvals
 None
- B. Board of Adjustment Decisions
 None
- C. Monthly Development Center Reports
 None

VIII. Adjournment:

Member Lavender motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 8:34 p.m.

Submitted this 18th day of June 2015, by Linda Harris, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 6 day of Auc , 2015, by the Casa Grande Planning & Zoning Commission.

Chairman Henderson